



Guidelines for Home Occupations

5-5-1 INTENT:

- (a) This section authorizes as home occupations and rural home occupations all uses that conform to its standards. In general, a home or rural home occupation is an accessory use located and conducted in such a way that neighbors, under normal circumstances, would be unaware of its existence except for a sign as permitted in 4-8 above. To establish whether a proposed accessory use qualifies as a home or rural home occupation, standards have been set to ensure compatibility with permitted uses, to maintain neighborhood character (whether urban or rural, residential or agricultural), and to clearly indicate a status that is secondary or incidental to an existing and occupied dwelling unit.
- (b) Because compatibility with permitted uses and neighborhood character vary considerably with location and zoning, this section distinguishes between what may be suited to all living environments and what may be uniquely suited to agricultural settings. Thus home occupations conforming to the requirements of 5-5-2 through 5-5-4 below, are permitted in any non-rural zone which authorizes the dwelling unit to which the home occupation is accessory, and in rural zones on lots up to 2 acres in area; rural home occupations conforming to the requirements of 5-5-5 through 5-5-7 below, are permitted as an accessory use on rural-zoned lots larger than 2 acres in area.

5-5-2 HOME OCCUPATION USE REQUIREMENTS:

In addition to all other requirements applicable in the zone in which located, all home occupations are subject to the following:

- (a) No alteration shall be made to the exterior of the primary use building or to the lot which changes the residential character of that building or lot.
- (b) The operator of a home occupation shall be a resident of the dwelling unit and no employees are allowed who are not residents of that dwelling unit.
- (c) A home occupation shall not involve construction features or the use of any electrical or mechanical equipment or combustible materials any of which would change the fire separation requirements of the primary use building.
- (d) There can be no activity or storage of any kind related to the home occupation outside the primary use building.
- (e) A home occupation shall provide an additional off-street parking area adequate to accommodate needs created by the home occupation. This area shall contain at least 1 parking space, which shall be in addition to the parking spaces required for the dwelling unit. This parking space shall be provided on the same lot as the home occupation, and may be located in the front setback (but not in the right-of-way).
- (f) A home occupation shall not create noise, dust, vibration, smell, smoke, glare, electrical interference, fire or chemical hazard, traffic hazard, or any other hazard or nuisance to any greater or more frequent extent than would be expected from a normally occupied dwelling unit in that zone that has no home occupation.

- (g) Except for articles grown or crafted on the premises, no stock in trade shall be displayed, stored, or sold. A home occupation is neither a retail nor wholesale establishment.

5-5-3 PERMITTED HOME OCCUPATIONS:

- (a) Home occupations may include, but are not necessarily limited to the following:
 - (1) Artist or sculptor;
 - (2) Author or composer;
 - (3) Dressmaker, seamstress or tailor;
 - (4) One-station barber or beauty shop;
 - (5) Computer programmer and business consultant;
 - (6) Home craft, such as model making, rug weaving, lapidary work, cabinet and furniture making, antique restoration, and furniture upholstery;
 - (7) Office facility of a member of the clergy;
 - (8) Office facility of a sales representative, salesperson, or manufacturer's representative, provided that no retail or wholesale goods are stored or exchanged;
 - (9) Office facility of an accountant, architect, artist, broker, engineer, insurance agent, land surveyor, lawyer, musician, real estate agent, telecommuter, or member of the recognized counseling professions;
 - (10) Class of special instruction whose class size does not exceed 4 pupils and not more than 1 class per day, or group counseling session whose group size does not exceed 5 clients and not more than 1 session per day;
 - (11) Individual instruction;
 - (12) Individually ordered and/or customized items only (but no stock in trade); and
 - (13) Office facility of a building contractor.
- (b) A home occupation that is not listed in 5-5-3-a above, may be permitted by an Administrative Officer upon a finding that its characteristics are:
 - (1) consistent with the purpose and description of the zone as per Chapter 2 of this ordinance; and
 - (2) compatible with the permitted primary uses in the zone regarding hours of operation, traffic generation, outdoor lighting, and noise, vibration, dust, odor, glare and heat producing properties.
- (c) If an Administrative Officer determines that a home occupation no longer meets the requirements of 5-5-2 above, the Administrative Officer shall require such changes that are necessary to bring it back into compliance with those requirements.

5-5-4 PROHIBITED HOME OCCUPATIONS:

For reasons of incompatibility with permitted uses, and/or violations of neighborhood character, permitted home occupations shall not include the following:

- (a) Antique shop;
- (b) Automobile, truck or motorcycle service, repair, salvage, customizing or restoration;
- (c) Barber or beauty shop with 2 or more stations;
- (d) Gift shop;
- (e) Physician, dentist, optometrist, podiatrist, chiropractor, naturopathic doctor, hypnotherapist, acupuncturist, or any medical or dental clinic, office, or hospital;
- (f) Restaurant, bakery or catering service;
- (g) Kennel;
- (h) Veterinarian or any veterinary clinic, office, or hospital;
- (i) Welding shop;
- (j) Bed and breakfast, tourist home or boarding home; and
- (k) Other activities having similar characteristics.